



Legal and Democratic Services

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Our Reference: DW/LR144
Your Reference:

31 March 2016

Dear Mrs Moss,

Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013

Notice of Review: Planning Application 15/01656/PPP – Replacement of Existing Building to Form Two Dwellings on Site at Rear of St Andrews School, Lhanbryde

At the meeting of the Moray Local Review Body (MLRB) on Thursday 31 March 2016, the MLRB considered the above Notice of Review and determined that they did not have sufficient information to make a decision at that time. As such, the MLRB have deferred consideration of the above Review to request clarification on Transportation's further representation, as per Mrs Anderson's letter dated 12 February 2016 (Ref - DA/AG/LRB144).

The contents of Mrs Anderson's letter addresses the required visibility splay for the development, and in particular states that the required 'x' distance for the proposed development was 4.5m. Document TMC04 of the further representation makes reference at paragraph 5.6.7 to the 'x' distance being 2.4m for a single dwelling, as proposed, and 4.5m for more than 1 dwelling. Accordingly, the MLRB request that clarification be provided on what the required distances are for the visibility splay in respect of the above application, which was amended from two dwellings to one dwelling, and seeks any other comments on this specific matter.

In terms of the Regulations, you have 14 days to make any observations as requested by the MLRB. These should be sent to the Clerk of the Local Review Body, via the details above, on or before Friday 15 April 2016.

You can access the Notice of Review and associated documents at http://www.moray.gov.uk/moray_standard/page_65978.html. Copies can also be made available for inspection, on request, at the Access Point, Council Offices, High Street, Elgin.

If you have any queries, please do not hesitate to contact me on the above details.

Yours/

Yours sincerely,

Darren Westmacott
Committee Services Officer
Clerk to the Moray Local Review Body